

1250-1254 RUE CARDINAL

#1250 BEDS: 3 BATHS: 2

#1254 BEDS: 2 BATHS: 1

DUPLEX

\$799,000

1250-1254CARDINAL.CA

Excellent opportunity to own a well-maintained duplex in the heart of Saint-Laurent. Renovated in 2018, this turnkey property offers a vacant upper unit ready for immediate occupancy and a tenant-occupied main floor providing instant rental income. Perfect for investors or owner-occupants, it is ideally located near the métro, REM Montpellier station, parks, schools, shopping, everyday amenities, and major highways.



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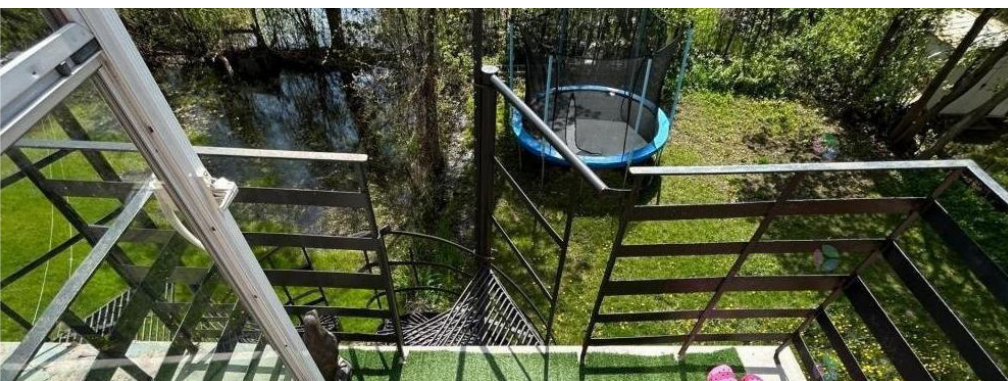
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PROPERTY DETAILS

Total Bedrooms	#1250: 3 #1254: 2
Total Baths	#1250: 2 #1254: 1
Lot Size	372.5 (Square Metres)
Building Style	JU
Annual Tax	\$4936 (2026)
Basement	6 feet and more, Outdoor
Common Walls	Semi-detached
Foundation Details	Poured concrete
Heating	Electric baseboard units,



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